



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the June 5, 2023, APC Meeting

Presented for approval: June 19, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, June 5, 2023, at Westfield City Hall.

Active links for this meeting:

[June 5, 2023 APC Agenda & Exhibits](#)

[June 5, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:28](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Mike Johns, Ginny Kelleher, and Dave Schmitz.

Commissioners Absent: Andre Maue.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Senior Planner, Lauren Gillingham, Senior Planner; Ryan Collingwood, Associate Planner; and Cade Deckard, CD Department Intern.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the May 15, 2023 APC Minutes as written.

Burkman seconded. Motion passed. Vote 8-0.

REVIEW RULES AND PROCEDURES

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2209-DDP-26

[YouTube Time: 4:59](#)

Heartpointe Church Daycare Building

445 E. 206th Street

Heartpointe Church, Inc. by Total Engineering Solutions Co., LLC request Detailed Development Plan approval for a 4,480 SF daycare building on 3.32 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2304-DDP-08

Holiday Inn Express

SWC of US Highway 31 & 191st Street Approximately

Himanshu Patel by Spiars Engineering, LLC requests Detailed Development Plan review for a 56,908 square foot hotel on 2.05 acres +/- in the Hittle at ThirtyOne Planned Unit Development (PUD) District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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2305-DDP-11

Wheeler Landing Hotel

Generally east of Grand park Blvd, north of E. Tournament Trail and south of Virginia Rose Ave.

Grand Park, LLC by Kimley-Horn and Associates, Inc. request Detailed Development Plan approval of a 15,945 square foot hotel located on 2.44 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2306-DDP-14

Hamilton Memorial Cemetery

4180 Westfield Rd.

Washington Park Cemetery Association, Inc., represented by Mark McCrocklin / Buchanan Group request Detailed Development Plan approval of a 576 sq. ft. +/- accessory structure and a 1,200 sq. ft. +/- addition to an existing accessory structure on 53 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2306-DDP-16

Wheelhouse, Phase II

Southeast corner of Virginia Rose Ave. and Grand Park Blvd.

JC Hart Company, Inc. requests Detailed Development Plan approval for four (4) multi-family buildings of 100,577 square feet on 5.71 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2306-PUD-07 [PUBLIC HEARING]

[*YouTube Time: 5:53*](#)

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Rd. & W 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2306-PUD-07 opened at 7:15 p.m.

- Six public comments.

Public Hearing for 2306-PUD-07 closed at 7:29 p.m.

Petitioner response / APC questions and comments.

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ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 1:06:58*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Spoljaric seconded. Motion passed. Vote 8-0.
The meeting adjourned at 8:11 p.m.

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Signature Page for APC Minutes for June 5, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary